

PLANNING AND ZONING COMMISSION MEETING
JUNE 12, 1996

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member

ABSENT

Rick Moultrie	Commission Member
Kathy Walker	Commission Member
Phil Sabey	Commission Member

OTHERS PRESENT

Karen Johnson	P&Z Secretary
Neil Forster	Public Works Director

Chairman Warner called the meeting to order at 7:30 p.m. Karen Johnson, P&Z Secretary, acted as secretary. Mrs. Warner stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, to the local radio stations, and to each member of the Planning and Zoning Commission two days prior to the meeting.

MINUTES

The proposed minutes of a Planning Commission Meeting held May 22, 1996 were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Gayle Bunker MOVED that the minutes be approved as corrected. The motion was SECONDED by Commission Member Russell Jones. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

ZONING OFFICER NEIL FORSTER: DISCUSSION OF PROPOSED CHANGES TO ZONING ORDINANCE WORDING OF APPENDIX 2.

Zoning Officer Neil Forster noted the proposed changes he had made to Appendix 2 of the Zoning Ordinance. These changes would make the keeping of animals a permitted use rather than a conditional use, provided they comply with the requirements set out in paragraph 5.2. Paragraph 5.2 requires that certain information be supplied to the zoning officer prior to keeping any animals.

Following discussion, Commission Member Gayle Bunker MOVED to submit the proposed changes for Appendix 2 of the Delta City Zoning Ordinance to the City Council and request that they set a public hearing. The motion was SECONDED by Commission Member Russell Jones. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

CHAIRMAN PAULINE WARNER: FUTURE LAND USE MAP.

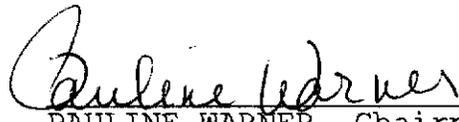
Chairman Warner asked Zoning Officer Forster what the procedure is for making a new future land use map. Mr. Forster explained that the Commission needs to study and determine what the zoning should be for particular property appurtenant to the existing city boundaries; i.e., what the Commission determines the use of the properties should be five years from now, ten years from now, etc. The study should also determine what size property area the Commission wants the proposed zoning to be, for instance, one-quarter mile, one-half mile, etc. outside the existing city boundaries. The Commission should determine which areas should grow as industrial development, rural residential, agricultural, etc.

There was discussion on the value of having the Commission drive around the city boundaries during the next regular meeting time and discuss what areas would be best suited to particular development. After visual inspection of the areas, the Commission could then make assignments to individual Commission Members. Commission Members studied the Future Land Use Map done January, 1983. Zoning Officer Forster will prepare a zoning map for each Commission Member showing existing zones. Chairman Warner will prepare a letter to be sent to all Commission Members two weeks prior to the July 10, 1996 meeting to advise of the tour to be taken on that date.

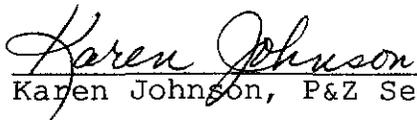
Following discussion, Commission Member Gayle Bunker MOVED that the Planning & Zoning Commission schedule the next regular meeting time, July 10, 1996, to be set aside for a drive around the city boundaries and study possible future growth and land use and, in addition, to send letters to all Commission Members two

weeks in advance of the meeting date advising them of planned agenda. The motion was SECONDED by Sharlynn Goold. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Chairman Warner asked if there were any comments, questions or additional items to be discussed. There being none, Commission Member Russell Jones MOVED to adjourn. The motion was seconded by Commission Member Gayle Bunker. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously. Chairman Warner declared the meeting adjourned at 8:15 p.m.



PAULINE WARNER, Chairperson



Karen Johnson, P&Z Secretary

MINUTES APPROVED: P&Z 07-10-96